



North Shore Health Hub

*State Significant
Development
Modification Assessment
(SSD 7543, SSD 8499 &
SSD 8894 MOD 1)*

July 2019

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
Consent	Development Consent
Council	Willoughby City Council
Department	Department of Planning, Industry and Environment
EESG	The Department of Planning, Industry and Environment's Environment, Energy and Science Group (as the former OEH)
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development
TfNSW	Transport for NSW
TfNSW(RMS)	Transport for NSW (Roads and Maritime Services)



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1. Introduction

This report provides an assessment of three applications to modify the State significant development consents (Tower A, Tower B Concept Proposal and Tower B Stage 2) for the North Shore Health Hub (NSHH).

The modification applications seek approval for minor increases in the height of both Tower A and Tower B and the boundary setbacks of Tower B.

The application has been lodged by Keylan on behalf of Dexu (the Applicant) pursuant to section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

1.1 Background

The site is located approximately six kilometres north of the Sydney central business district on the corner of Reserve Road and Westbourne Street, St Leonards. The development site has an area of approximately 6,194sqm, which forms the southern portion of a larger 2.6ha portion of land known as 12 Frederick Street, and is located within the Willoughby Local Government Area (LGA) (see **Figure 1**).

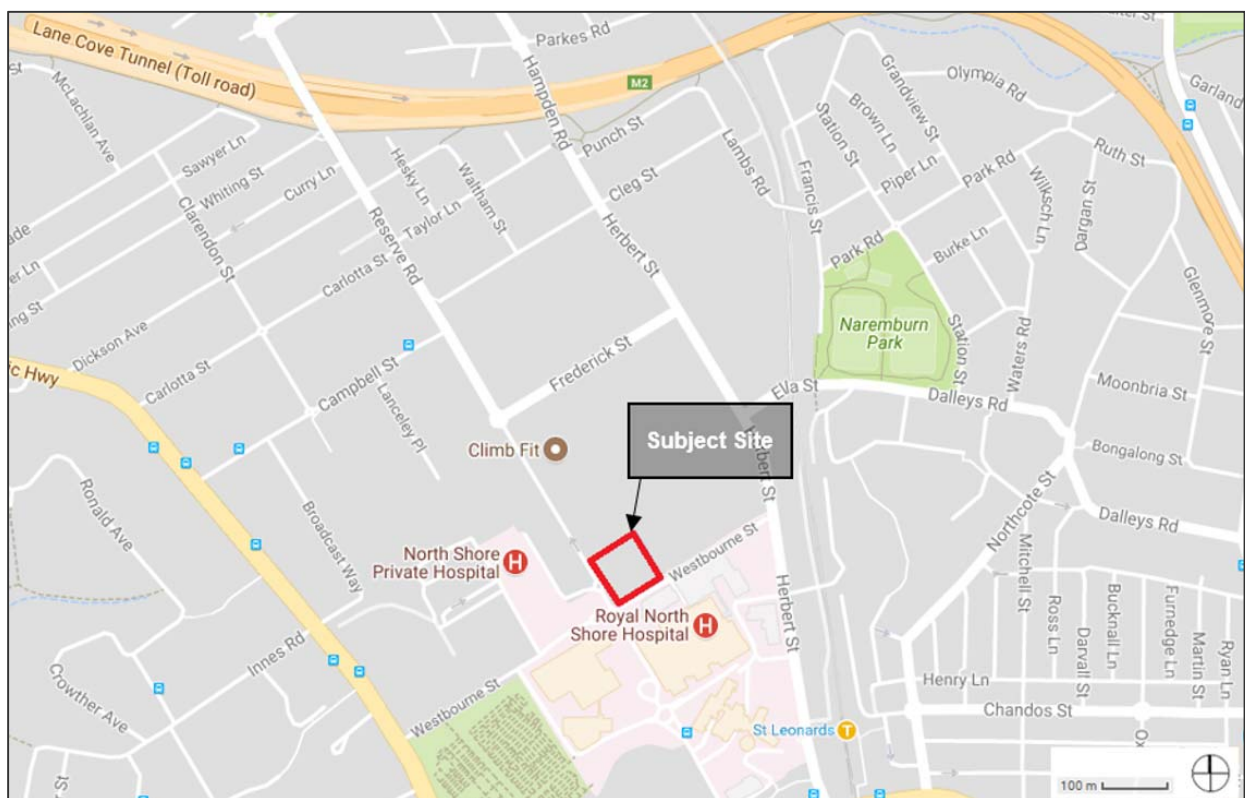


Figure 1 | Site Location

The site has a frontage of approximately 77.5m to Westbourne Street and 80m to Reserve Road. The site is accessible from Westbourne Street, Reserve Road and an internal access road running along the north-east boundary of Lot 1 DP 591747 accessed from Frederick Street. Reserve Road is a two-way road with an on-street restricted staff parking area between a roundabout located approximately 40m to the north-west of Westbourne Street (adjacent the site) and a permanent southbound lane closure and north-bound boom gate located approximately 170m to the north-west of

Westbourne Street (to the north-west of the site). The existing southbound lane closure prevents south-bound through traffic from accessing the site via Reserve Road.

The site is situated in a light industrial precinct that is dominated by warehouse and retail uses. Uses include an Australia Post facility, which is located immediately to the north-east of the site, and Home HQ (mixed retail), which is located to the north-west of the site on the opposite side of Frederick Street. The existing North Shore Health precinct is also situated adjacent to the site, including the Royal North Shore Hospital (RNSH), which is located to the south of the site on the opposite side of Westbourne Street, and the North Shore Private Hospital (NSPH) and a RNSH multi-storey carpark, which are located to the west of the site on the opposite side of Reserve Road. St Leonards railway station is located approximately 500 metres to the south-east.

Historically, the site comprised part of a former brick quarry. A steeply sloped quarry embankment running from east to west bisects the site, resulting in an approximate 16 m reduction in level from south to north across the site. The existing buildings on Lot 1 DP 591747 are mixed warehouse units owned by the Applicant, the most southerly of which are two-storey units with rooftop parking that extend into the lower northern portion of the site. A former helipad is located in a clearing in the higher southern portion of the site. The remainder of the site is vegetated, except for a small western portion of the embankment. The site context is shown in **Figure 2**.



Figure 2 | Site Context

1.2 Approval History

On 29 June 2018, the Executive Director, Priority Projects Assessments, as delegate of the Minister for Planning, granted SSD approval for the development of the first stage of a new private hospital/health services facility (known as 'Tower A' – SSD 7543). Concurrent approval was also granted for a concept proposal for the future development of 'Tower B' (SSD 8499) on the Tower A podium, comprising a building envelope and indicative future uses.

On 10 August 2018, the Executive Director, Priority Projects Assessments, as delegate of the Minister for Planning, granted SSD approval for the detailed design, construction and operation of Tower B (SSD 8894) (see **Figure 3** for a perspective of the completed NSHH).



Figure 3 | Perspective of the NSHH as viewed from the south-west

The approved development is currently under construction.



2. *Proposed Modification*

Three modification applications (MOD 1 to SSD 7543, SSD 8499 and SSD 8894) seek to modify the development consents as outlined below.

SSD 7543 – Tower A:

- minor external design refinements.
- increase in the approved building height (excluding plant) from RL 126.35 to RL 127.25 (900mm) to accommodate necessary service zones throughout the tower.
- increase in the gross floor area (GFA) from 11,031sqm to 11,702sqm (671sqm).

SSD 8499 – Tower B Concept and SSD 8894 – Tower B Design and Construction:

- minor external design refinements.
- increase in the approved envelope and building height from RL 138.35 to RL 139.3 (950mm) to accommodate the required lift overrun for the tower.
- reduction in the GFA from 6,987sqm to 6,876sqm (111sqm).
- reduction in the rear boundary (northern) setback from 7m to 6.9m and the Reserve Road (western) setback from 5.2m to 5.1m.



3. Strategic Context

The development, as modified, continues to be consistent with:

- *A Metropolis of Three Cities - The Greater Sydney Plan* as it would provide for the expansion of health services and facilities to support Sydney's growing population.
- the *State Infrastructure Strategy*, which recommends opportunities for a better mix of services from the private sector to deliver infrastructure and public health services.
- it is consistent with the *Future Transport Strategy 2056* as it would provide for the expansion of health services and facilities in a highly accessible location and provide access to additional new employment opportunities close to public transport.
- it is consistent with the vision outlined in the Greater Sydney Commission's revised North District Plan, which prioritises growing and investing in the identified St Leonards Health and Education Precinct and growing investment, business and job opportunities in the identified St Leonards Strategic Centre.
- the goals of the strategic planning investigation currently being undertaken by the Department for the St Leonards and Crows Nest Planned Precinct to rejuvenate the area with new jobs and infrastructure.



4. Statutory Context

4.1 Scope of Modifications

The Department has reviewed the scope of the modification applications and considers that the applications can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the project as approved.
- is substantially the same development as originally approved.
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modifications are within the scope of section 4.55(1A) of the EP&A Act and do not constitute new development applications. Accordingly, the Department considers that the applications should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring new development applications to be lodged.

4.2 Consent Authority

The Minister for Planning and Public Spaces is the consent authority for the applications under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 11 October 2017, the Director, Social and Infrastructure Assessments, may determine the applications as:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- there are no public submissions by way of objection.



5. Engagement

5.1 Department's Engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation for section 4.55(1A) applications do not apply to State significant development. Accordingly, the applications were not notified or advertised. However, they were made publicly available on the Department's website and referred to Council for comment.

5.2 Summary of Submissions

No submission was received from Council and no public submissions were received.



6. Assessment

The Department has considered the proposed amendments to the NSHH and considers that they will have no adverse impacts on the amenity of the locality in terms of additional overshadowing or streetscape impacts. The bulk and scale of the minor increases in building heights will be imperceptible from street level. Further, the lift cores (the highest points of the two towers) will be centrally located on the roofs of both buildings, thereby reducing any visual impacts of the minor height increases.

The proposed GFA increase for Tower A is required to accommodate a new medical linear accelerator (LINAC - for the treatment of cancer patients) and associated tenancy in Basement 2 (see **Figures 4 and 5**).

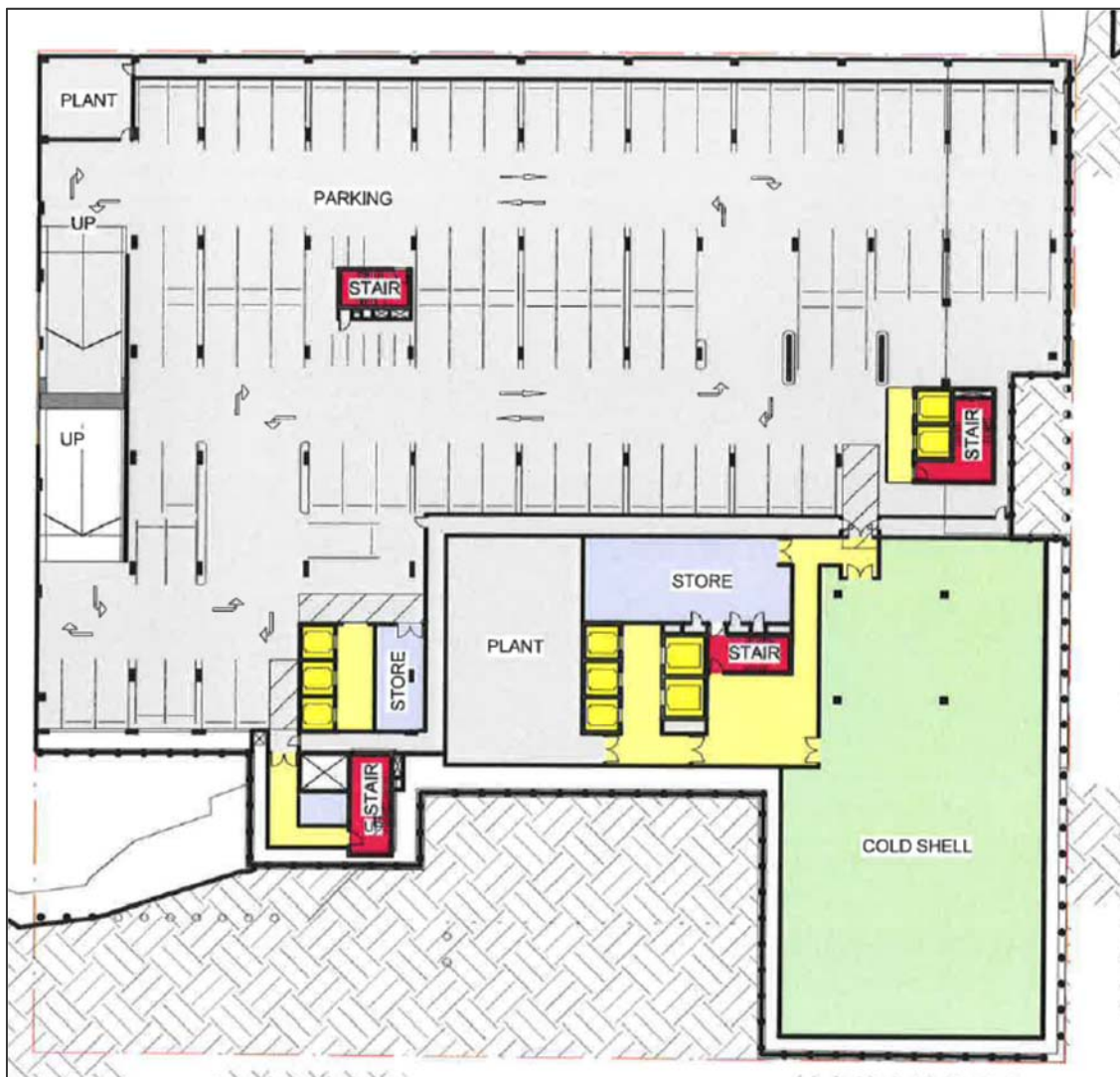


Figure 4 | Approved Tower A Basement 2 Level

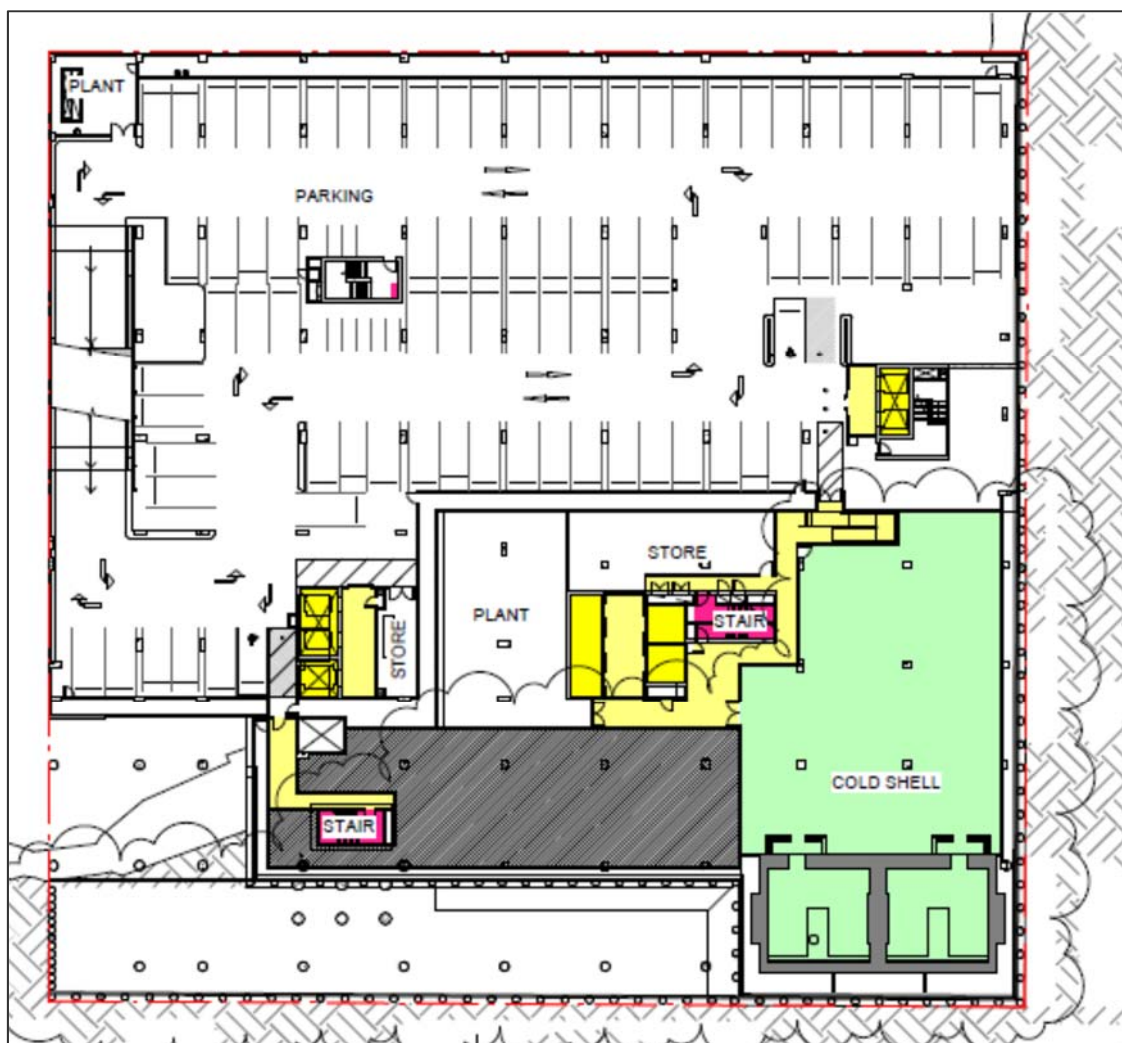


Figure 5 | Proposed Modified Tower A Basement 2 Level

In combination with the proposed 111sqm reduction in GFA for Tower B, the proposed modifications will result in an increase in overall GFA for the NSHH from 18,018sqm to 18,578sqm, and an FSR increase from 2.9:1 to 2.99:1. The proposed GFA will not exceed the total allowable FSR for site (3:1) under Willoughby Local Environmental Plan 2012. The additional floor space in Tower A will be within a basement level and therefore will not add bulk to the existing building above ground and will not change the appearance of the building.

Traffic and parking advice has been prepared by a traffic consultant and submitted in support of the proposed modifications. In summary, the advice concludes that the increase in GFA in basement level two is expected to be used by specialist staff that were already accounted for as part of the transport assessment for the approved development and the increase in GFA in basement level two is not expected to add any additional demand to the parking and transport impacts detailed as part of the original application. The Department is therefore satisfied that there will not be any adverse traffic or parking impacts associated with the proposed amendments.

The proposed changes to the setbacks of Tower B from the northern and western boundaries (100mm) will have a negligible impact.



7. *Evaluation*

The Department has reviewed the proposed modifications and assessed the merits of the modified proposal, and all environmental issues associated with the proposal have been thoroughly addressed.

The Department's assessment concludes that the built form of the proposal is appropriate for the surrounding locality. The Department's original conditions of consent would ensure that the construction and future operation of the precinct would maintain the environmental amenity of the surrounding area.

The Department considers that the applications are consistent with the objects of the EP&A Act, State priorities and A Metropolis of Three Cities - The Greater Sydney Plan. The Department is also satisfied that the proposals would provide a significant public benefit through the provision of new health facilities for the people of NSW.

The Department concludes the impacts of the proposed modifications are acceptable. Consequently, the Department considers the development is in the public interest and the three modification applications should be approved.



8. Recommendation

It is recommended that the Director, Social and Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report.
- **determines** that the applications, being SSD 7543 MOD 1, SSD 8499 MOD 1 and SSD 8894 MOD 1, fall within the scope of section 4.55(1A) of the EP&A Act.
- **forms the opinion** under section 7.17(c) of the *Biodiversity Conservation Act 2016* that a biodiversity development assessment report is not required to be submitted with these applications as the modifications will not increase the impact on biodiversity values of the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the applications.
- **modify** the consents SSD 7543, SSD 8499 and SSD 8894.
- **signs** the attached approval for each of the modifications (**Appendix B**).

Recommended by:

David Gibson

Team Leader

Social Infrastructure



9. *Determination*

The recommendation is: **Adopted by:**

25/7/2019

Karen Harragon

Director

Social and Infrastructure Assessments



Appendices

Appendix A – List of Documents

<https://www.planningportal.nsw.gov.au/major-projects/project/12591>

<https://www.planningportal.nsw.gov.au/major-projects/project/4036>

<https://www.planningportal.nsw.gov.au/major-projects/project/3506>

Appendix B – Instrument of Approval